Choisya, Kings Mead Lane, Seaford, BN25 2LH

ROWLAND GORRINGE

Choisya
Kings Mead Lane
Seaford

BN25 2LH

£650,000

Beautifully presented, this light and spacious 3 double bedroom bungalow is located just off Carlton Road within a private lane. Having been extended in 2016 across the rear by the current owners the property now boasts a open plan living: The living area has a feature gas fire and is open to the dining area; the dining area has underfloor heating, bifold doors onto the garden and an impressive lantern roof; the dining area is also open to the modern kitchen/breakfast room with its range of high gloss units, breakfast bar & side door. There is also a utility room off the dining area with underfloor heating. The 3 double bedrooms are located to the front of the property, with bedrooms 1 and 2 having fitted wardrobes. The bathroom is a white suite with tiled surrounds, wash basin, toilet and shower over the bath. There is also a separate toilet with washbasin adjacent.

Outside the rear garden is predominantly laid to lawn with an extensive patio adjoining the property, that stretches around the side to the garage – providing a 'kitchen patio' with rotary line area. The garden is private, established bushes to the rear and with secure side access. The garage has a electric up/over door to the front, with window courtesy door to the rear (please note that a 'gardeners closet' was also located to the rear of the garage and could be re-instated if needed). The front is laid to lawn with a side bed, whilst a long drive (for several vehicles) and path lead to the property.

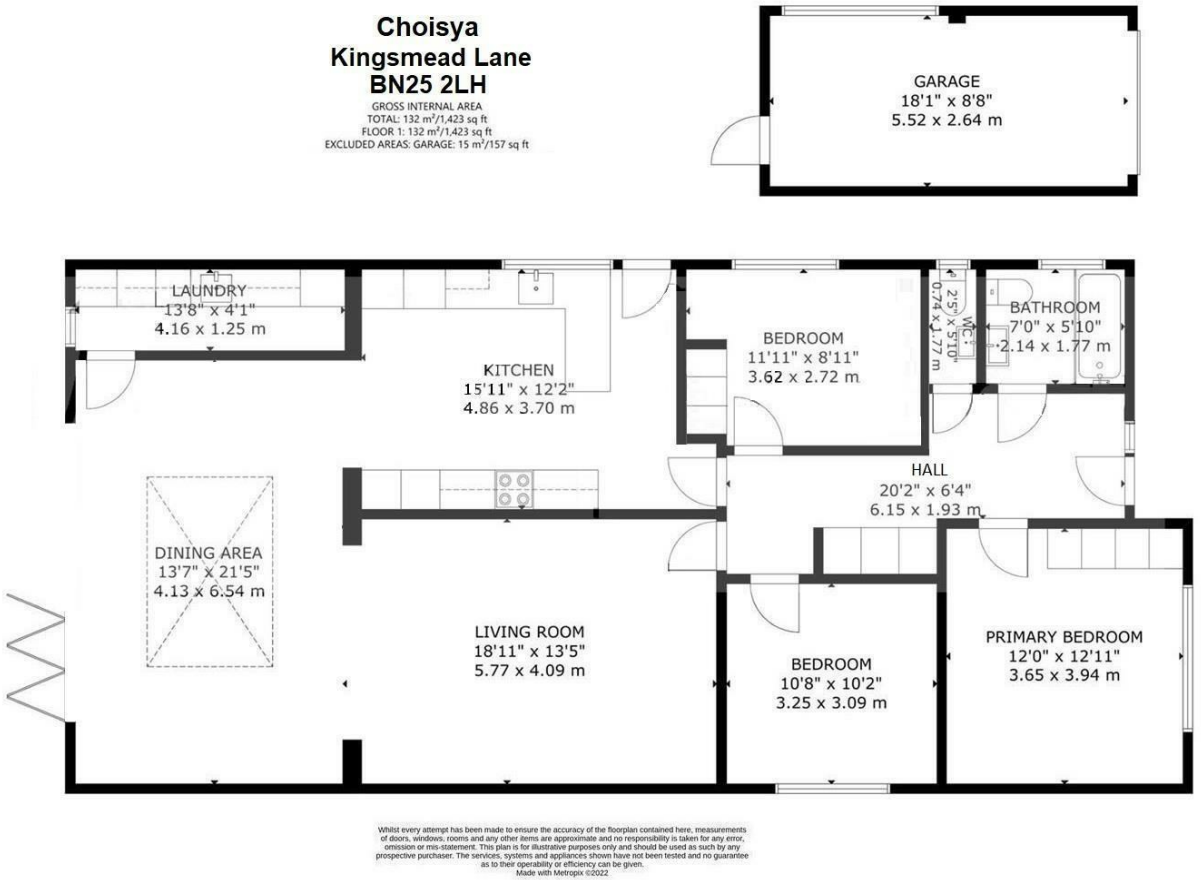
Accessed via Carlton Road, Kings Mead Lane is a private no through road. Less than half a mile from Claremont Roads shopping parade and within three quarters of a mile of Seaford town centre with all its amenities. These include frequent bus services to Eastbourne and Brighton, a railway station with services to London/Victoria, various shops, cafes and public houses. Seaford is surrounded by the South Downs National Park and has an uncommercialised seafront promenade which is approximately two miles long. The town also benefits from two golf courses, two medical surgeries, a sailing club and numerous leisure activities.

- Approximately 1,423sq ft
- 3 Double Bedrooms
- Utility Room
- Private Rear Garden
- No Onward Chain
- Detached Bungalow
- Extention with Under Floor Heating
- Garage & Driveway
- Private Lane

Hall	6.15m x 1.93m (20'2" x 6'3")
Kitchen/Breakfast Room	4.86m x 3.70m (15'11" x 12'1")
Dining Area	6.54m x 4.13m (21'5" x 13'6")
Living Room	5.77m x 4.09m (18'11" x 13'5")
Utility Room	4.16m x 1.25m (13'7" x 4'1")
Bedroom 1	3.94m x 3.65m (12'11" x 11'11")
Bedroom 2	3.25m x 3.09m (10'7" x 10'1")
Bedroom 3	3.62m x 2.72m (11'10" x 8'11")
Bathroom /wc	2.14m x 1.77m (7'0" x 5'9")
Separate WC	
Garage	5.52m x 2.72m (18'1" x 8'11")
Rear Garden	
Front Garden	
Drive	

Council Tax Band: D

EPC: C



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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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